Michael Rogers LLP
Chartered Surveyors
Commercial Property Advisers

# 153 Heath Road
# Twickenham
# TW1 4BH

## FREEHOLD COMMERCIAL AND RESIDENTIAL BUILDING
## WITH DEVELOPMENT POTENTIAL

## FOR SALE

**020 8332 7788**
**Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ.**
**www.michaelrogers.co.uk**

**Property Summary**

- Located in the highly affluent London Borough of Richmond.
- Located close to Twickenham Town Centre and Twickenham Green.
- Vacant Possession.
- Freehold.
- Asset management / development potential.

**Location**

This building is located on Heath Road, mid-way between Saville Road and Heath Gardens, in the heart of Twickenham town centre. Twickenham is a popular business destination and affluent residential area, with numerous retail and leisure amenities. The location is convenient for M3, M4 and M25 motorways and is within 6 miles of Heathrow Airport. Within a short walk is Twickenham Station which provides regular services to London Waterloo with fastest journey time of 24 minutes.

There are many retailers close by including Tesco Express, Machine Mart and Screw Fix.

**Description**

The property is semi-detached and is situated next to a relatively new block of flats and comprises of a commercial unit on the ground floor with a residential flat above. The building has been let to a funeral director whose lease is about to expire.

The ground floor has been divided into several rooms and there is a kitchen area, WC and a garden area which is part covered.

The amenities include: -

- Part suspended ceiling and part solid ceiling
- Carpeted floor
- Spot and pendant lighting
- Partitioned
- Storage area
- WC
- Garden
- Gas central heating
- Kitchenette

The flat above has separate access and does not appear to have been extensively used. The flat benefits from a large kitchen with freestanding oven/hob, fridge and washing machine; a large bedroom, bathroom and lounge.

**Accommodation**

The property provides the following approximate floor areas.

| Floor | Sq Ft | Sq M |
|---|---|---|
| Ground commercial | 702 | 65.21 |
| First residential | 592 | 55.00 |
| **Total** | **1,294** | **120.21** |

**Lease**

The building will be sold with vacant possession.

**Energy Performance Certificate**

Residential, D63.

Commercial, upon application.

**Business Rates**

The unit is listed as shop and premises. The unit has a rateable value of £9,500 giving rates payable of £4,740.50 This rises to £11,000 from 1st April 2026 giving rates payable of £5,489.00. Some small business rate relief may be available.

The flat is Council tax band C.

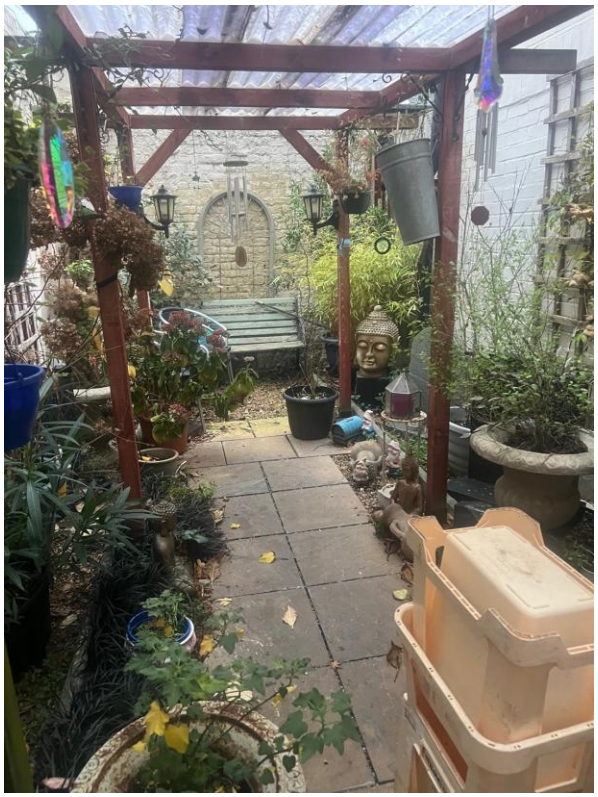
**Tenure**

Freehold.

**Asset Management / Development Potential**

There are asset management possibilities.
**VAT**

The property is not elected for VAT.



**Price**

Upon application.

**Legal Costs:**

Each party to bear their own legal costs.

**Anti Money Laundering:**

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

**For further information please contact:**

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Subject to Contract January 2026

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